



LODI CITY COUNCIL

Carnegie Forum

305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: April 18, 2006

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Susan J. Blackston

City Clerk

Telephone: (209) 333-6702

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Informal Informational Meeting

A. Roll call by City Clerk

B. Topic(s)

B-1 Discuss "Project Opportunity," a review of City-owned property, its use, and productivity (FD)

C. Comments by public on non-agenda items

D. Adjournment

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Susan J. Blackston
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Discuss *Project Opportunity*; A Review of City-Owned Property, its Use and Productivity

MEETING DATE: April 18, 2006

PREPARED BY: Michael E. Pretz, Fire Chief and Blair King, City Manager

RECOMMENDED ACTION: Review the use and productivity of the City's real estate portfolio to ensure an appropriate return is being realized in public services or financially; and, discuss potential use, development, or disposition of identified underutilized property.

BACKGROUND INFORMATION: The City of Lodi is a large property owner. Staff has conducted a preliminary review to identify City property that could be considered under-utilized. The City of Lodi owns 118 parcels ranging in size from .01 acres to over 1,000 acres for a total real estate portfolio of 1,400 acres (for the sake of comparison, General Mills owns 75 acres in Lodi). The majority of these parcels include parks, pump stations, electric utility sub-stations, fire stations and miscellaneous properties used in conducting City business. (See attached inventory list.) This real estate represents a significant investment in public assets. The City Council and staff have a fiduciary responsibility to ensure that real property assets are serving the best interest of the public.

An important constituent of providing City services is City ownership of real estate. However, publicly-owned property is not taxed, (unless a tenant pays possessory interest tax or a utility pays an in-lieu tax), and is typically "dead weight" on the tax roles. In some cases, the City properties are serving a public benefit by housing a community program or service. In those cases, the Council may want to verify that this is consistent with the Council desires. Also, there are properties being banked for a future use. The Council should re-affirm the use for which the property is being banked, check the time horizon or practicality of development and confirm its desire to bank the property or explore temporary uses.

APPROVED: _____
Blair King, City Manager

City staff has reviewed City-owned property and has identified several parcels that could be looked at more closely and/or concepts that deserve more scrutiny. The following 11 properties have been identified for initial review at the Shirtsleeve session; they are intended to initiate the discussion:

<u>Address</u>	<u>Parcel Size</u>	<u>Parcel Description</u>
1. 1119-1120 Awani Drive	3.65 acres - vacant	The property is an old city dump site and will need an environmental review in order to determine proper disposition.
2. 2 East Lodi Avenue	0.62 acres	Currently Leased
3. 22 East Locust Street	0.79 acres	Acquired as part of the Indoor Sports Arena.
4. 100 East Pine Street	0.31 acres	New Shanghi Building - currently houses Adopt-A-Child offices.
5. 275 Culbertson Drive	1.13 acres	Neighborhood Park
6. 500 South Guild Avenue	9.09 acres	Future EUD/Animal Shelter
7. 705 East Lodi Avenue	1.01 acres	Fire Station #2
8. 903 West Turner Road	12.75 acres	Undeveloped area west of Lodi Lake.
9. 2229 Tienda Drive	8.03 acres	Undeveloped Park
10. Century Blvd. at Stockton St.	3.06 acres	Century Park Right of Way
11. 111 N. Stockton St.	0.62 acres	Parks and Recreation Annex

This listing is not exhaustive and staff will continue to review all properties from the full property list to provide Council a more comprehensive report of property utilization.

CONCEPTS:

Part and parcel of examining the productivity of our real estate assets is looking at concepts for leveraging the city holdings to improve services or increase revenues or improve the tax base. The following are concepts intended to maximize the value of the city's assets.

Accepting Conservation Easements at White Slough:

An intriguing idea concerning the ability of the City to use White Slough property for future conservation easements is currently being researched. The San Joaquin COG Multi-Species Habitat Conservation and Open Space Technical Advisory Committee have inquired into the City's interest to sell development easements to the San Joaquin Council of Governments for White Slough agriculture land. Staff will continue research and discussion with the technical Advisory Committee.

Fire Station Two Triple Flip:

In addition to the conservation easements discussion, City staff members have been involved in informal and indirect conversations with Mosquito and Vector Control District personnel to consider a possible land swap of their Beckman Road property for additional property at White Slough. The District already leases property at White Slough. The Beckman Road property is well situated for relocating Fire Station #2. The current Fire Station #2 site would then be sold to pay for a new Fire Station.

Downtown Hotel Feasibility:

City staff is continuing evaluation of specific City-owned downtown properties as possible sites for a downtown hotel. A Shirtsleeve presentation is proposed within the next two months to discuss this concept.

FISCAL IMPACT: Undetermined revenues could be realized depending upon Council direction. For example, if the City were to sell development rights on 500 acres at White Slough for \$10,000 per acre in exchange for conservation easements, the City could realize \$5 million in revenue. (A conservation easement is a public easement that limits the development of the property. If it is the City's intention to not develop the property there is little risk from this type of transaction.)

Another example would be that a new 75-room high-end hotel on City-owned property could potentially bring in \$150,000 - \$200,000 annually in new Transient Occupancy Tax revenue, plus possessory interest tax, and new sales tax. In addition to these direct revenues, there would be a ripple effect resulting in derivative revenues to the City and other businesses in the downtown.

However, these fiscal impacts are unknown and merely speculative.

FUNDING: Not Applicable

Michael E. Pretz, Fire Chief

Blair King, City Manager

Attachment

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
01523013	2101	W	TURNER	RD	1.81	McLane Substation, Well 7
01523015	903	W	TURNER	RD	12.75	Lodi Lake (westside)
01548013	1036		WOODHAVEN	LN	0.02	Sewer Lift Station
01553056	2735	W	TURNER	RD	4.66	Katzakian Park
02704036	619	S	LOWER SAC	RD	0.01	future Tokay St. R/W
02710101	520	S	LOWER SAC	RD	0.14	Well 13
02714030	356	S	SHADY ACRES	DR	0.13	Well 9, Shady Acres SD Pump Station
02726008	2204		GRENOBLE	DR	0.10	Pedestrian Walkway
02731010	2017	W	VINE	ST	0.14	Well 17
02741004	2229		TIENDA	DR	8.03	Roget Park
02908206	401	N	MILLS	AV	0.14	Well 5
02917010	831	N	LOWER SAC	RD	0.07	Well 15
02921052	180	N	LOWER SAC	RD	0.55	Fire Station 4
02938011	0				20.94	Petersen Park, E-Basin, Sewer Lift Sta.
02941002	2206	W	OXFORD	WY	13.15	Glaves Park, B-1 Basin, Well 14
02952043	144		BOXWOOD	CT	0.04	Pedestrian Walkway @ LSR/WID
03104004	1426	W	CARDINAL	ST	2.37	Kofu Park (Northwest por.)
03104021	1145	S	HAM	LN	21.49	Kofu Park, Municipal Service Center
03104024	2000		TIENDA	DR	0.05	Sewer Lift Station
03114035	503	W	VINE	ST	0.18	Legion Park (Southeast por.)
03304022	1824	W	TOKAY	ST	11.99	Vinewood Park, B-2 Basin
03308043	835	S	HUTCHINS	ST	5.52	Legion Park (North por.)
03517408	1324		HOLLY	DR	0.27	Candy Cane Park
03719025	125	S	HUTCHINS	ST	10.08	Hutchins Street Square, Well 3
03721014	11	N	HUTCHINS	ST	1.87	Emerson Park
03727016	303	W	ELM	ST	0.23	Police Bldg. (portion)
03727038	310	W	ELM	ST	0.97	Public Parking Lot, Court 1
03727046	215	W	ELM	ST	0.66	Police Bldg. (portion)
03728015	305	W	PINE	ST	0.39	Carnegie Forum
03902010	1101	W	TURNER	RD	0.71	Lodi Lake (along Laurel Ave.)
03910020	0				51.88	Lodi Lake
03938028	838	N	HAM	LN	0.10	Pedestrian Walkway
04111018	600	N	PLEASANT	AV	0.98	VanBuskirk Park
04116405	13	E	PEFORCE	AV	0.05	Alley
04122002	217	E	LOCKEFORD	ST	1.36	Parking Lot, Vacant (S/Armory)
04123039	333	N	WASHINGTON	ST	3.17	Armory Park, Armory
04124027	221	E	LAWRENCE	AV	15.24	Grape Bowl
04124028	350	N	WASHINGTON	ST	10.20	Lawrence Park, Zupo Field
04124041	401	N	STOCKTON	ST	7.53	Softball Complex
04125038	1119		AWANI	DR	3.00	Scenic Overlook (por.)
04131055	407	E	TURNER	RD	0.05	Sewer Lift Station
04141001	1120		AWANI	DR	0.65	Scenic Overlook (por.)
04146039	412		YOKUTS	DR	0.04	Sewer Lift Station Access
04302109	201	W	LOCUST	ST	1.25	Library
04302213	215	W	ELM	ST	1.01	Police Bldg. (portion)
04302302	114	W	LOCKEFORD	ST	0.01	Well 2
04302610	11	W	ELM	ST	0.20	Public Parking Lot (Portion)
04302612	17	W	ELM	ST	0.16	Public Parking Lot (Portion)
04303109	210	W	ELM	ST	1.50	Public Safety Bldg., Parking Lot
04303111	221	W	PINE	ST	1.50	City Hall, Parking Lot
04303401	10	S	CHURCH	ST	0.43	Downtown Parking Lot #1 (por.)
04303409	30	S	CHURCH	ST	0.31	Downtown Parking Lot #2
04303707	50	N	SACRAMENTO	ST	1.32	Lodi Station Parking Structure
04303708	1	S	SACRAMENTO	ST	1.00	Lodi Station (por.)

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
04303709	24	S	SACRAMENTO	ST	1.91	Lodi Station (por.)
04304304	114	W	OAK	ST	0.31	Downtown Parking Lot #3
04304313	117	W	WALNUT	ST	0.25	Downtown Parking Lot #4 (por.)
04304314	140	S	CHURCH	ST	0.13	Downtown Parking Lot #4 (por.)
04304315	120	S	CHURCH	ST	0.07	Downtown Parking Lot #4 (por.)
04304411	219	S	SCHOOL	ST	0.04	Abandoned Well #3 (fut. PCE cleanup site)
04304520	107	S	SACRAMENTO	ST	0.00	Electric Vault
04304703	112	S	SACRAMENTO	ST	0.01	Electric Vault ??
04304705	6	E	OAK	ST	0.18	Lodi Station (por.)
04304707	8	E	OAK	ST	0.21	Lodi Station (por.)
04307201	100	E	PINE	ST	0.31	Old Shanghai (Adopt-A-Child lease)
04308204	22	E	LOCUST	ST	0.79	Vacant (acquired for Indoor Sports Facility)
04308407	111	N	STOCKTON	ST	0.62	Park & Recreation Annex
04308408	122	N	MAIN	ST	0.02	Park & Recreation Corp Yard, Water Tank
04308410	122	N	MAIN	ST	0.00	Park & Recreation Corp Yard, Water Tank
04308411	125	N	STOCKTON	ST	1.22	Park & Recreation Office
04308601	208	E	LOCUST	ST	2.64	Hale Park
04320228	543	E	LOCUST	ST	0.39	Killelea Substation
04323006	705	E	LODI	AV	1.01	Fire Station 2, Well 1
04530033	1330	S	SACRAMENTO	ST	0.01	Industrial Wastewater Lift Station
04531001	2	E	LODI	AV	0.62	Maple Street Square (leased to AA group)
04710001	1050	S	STOCKTON	ST	8.96	Blakely Park, Well 6
04902014	824	E	TURNER	RD	0.35	Well 11
04904038	77	S	CLUFF	AV	0.14	Cluff SD Pump Station
04912031	6013	E	ST RT 12	HY	0.04	Abandoned Well #11
04913002	18021	N	KENNISON	LN	0.16	Abandoned Well #10
04913047	17700	N	GUILD	AV	0.08	Abandoned Well #10R
04918028	515	N	CLUFF	AV	0.05	Sewer Lift Station
04925013	1215	E	THURMAN	ST	8.10	Reid Industrial Substation
04925061	500	S	GUILD	AV	9.09	Future EUD/Animal Shelter Yard
04925083	930	S	BECKMAN	RD	28.33	Pixley Park, C-Basin
05512003	12001	N	THORNTON	RD	158.57	Wastewater Treatment Plant (por.)
05512008	11889	N	THORNTON	RD	12.64	Wastewater Treatment Plant (por.)
05512011	0	N	THORNTON	RD	235.73	Wastewater Treatment Plant (por.)
05513004	12299	N	THORNTON	RD	65.65	Wastewater Treatment Plant (por.)
05513013	12351	N	THORNTON	RD	58.88	Wastewater Treatment Plant (por.)
05513016	0				160.00	Wastewater Treatment Plant (por.)
05515014	12919	N	THORNTON	RD	2.00	Wastewater Treatment Plant (vacant por.)
05515015	12849	N	THORNTON	RD	10.30	Wastewater Treatment Plant (por.)
05515017	12905	N	THORNTON	RD	6.20	Wastewater Treatment Plant (vacant por.)
05515029	0				225.35	Wastewater Treatment Plant (por.)
05519001	11839	N	THORNTON	RD	99.15	Wastewater Treatment Plant (por.)
05803010	2800	W	KETTLEMAN	LN	4.10	Future Elec. Substation, Well
05810020	1520	E	HARNEY	LN	0.30	Sewer Lift Station
05816053	2126	W	KETTLEMAN	LN	0.07	Well 20 (por.)
05816088	2126	W	KETTLEMAN	LN	0.05	Well 20 (por.)
05823023	0				1.98	DeBenedetti Park, G-Basin, Fut. Well
05823024	2350	S	LOWER SAC	RD	45.96	DeBenedetti Park, G-Basin, Fut. Well
05851061	1811		LEXINGTON	DR	2.66	Neighborhood Park (Century Meadows)
06010006	1426	W	CENTURY	BL	16.63	Beckman Park, Fire Sta. 3, A-2 Basin, Well 16
06012307	2238	W	NEWBURY	CI	0.04	Pedestrian Walkway
06013049	2184		NEWBURY	CI	3.69	Century Park
06021011	1105	W	BRADFORD	CI	0.05	Pedestrian Walkway
06022025	1012	W	WIMBLEDON	DR	0.05	Pedestrian Walkway

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
06024002	601	E	HARNEY	LN	0.07	Well 19
06202041	1420	S	HUTCHINS	ST	0.01	Well 12
06206001	1408	S	STOCKTON	ST	0.09	Well 8
06215031	334	W	LAMBERT	CT	0.01	Landscape Strip
06215032	335	W	LAMBERT	CT	0.01	Landscape Strip
06222016	200	W	CENTURY	BL	0.11	Well 18
06228002	2101	S	STOCKTON	ST	21.00	Salas Park, D-Basin
06229019	2001	S	CHEROKEE	LN	0.29	Well 22
06229036	275		CULBERTSON	DR	1.13	Neighborhood Park
06241027	2459		MAGGIO	CI	0.09	Well 23
06264034	2449		SAN MARTINO	WY	0.76	Harney/99 widening R/W
119	Parcels				1,422	Acres



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Under Utilized City Parcels

